

43-1-70  
 43-1-71 → 38-103  
 43-1-88 38-117

## Deed of Sale by Personal Representative

001728

KNOW ALL MEN BY THESE PRESENTS,

TRANSFER :  
 TAX :  
 PAID

That I, **ROSALINE M. LOWE**, of North Waterboro, in the County of York and State of Maine, in my combined capacities as Trustee under a Trust in which Stanislaus J. Dorval is the Settlor dated March 20, 1984, as Personal Representative of the estate of Stanislaus J. Dorval, late of Waterville, in the County of Kennebec and State of Maine, and as Personal Representative of the estate of Marie Dorval, late of Waterville, in the County of Kennebec and State of Maine, as shown by the Probate Records of the County of Kennebec, State of Maine, and having given notice to each person succeeding to an interest in the real estate described below at least ten (10) days prior to sale, by power conferred by the Probate Code, and every other power, for consideration paid grants to **JOHN E. LAWRENCE** and **RHODORA S. LAWRENCE**, husband and wife, both of Winslow, in the County of Kennebec and State of Maine, as joint tenants, the real property in Waterville, in the County of Kennebec, State of Maine, described as follows:

PARCEL #1: A certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being lots seven (7) and eight (8) according to a plan of lots owned by the A. F. Hutchinson Land Co. Inc. called Cool Street Home Sites, said plan being made by Ernest W. Branch, surveyor, dated July 2, 1923, and recorded in the Kennebec County Registry of Deeds. Said lots taken together measure sixty (60) feet on Cool Street, each lot being one hundred (100) feet deep. Each lot contains three thousand (3000) square feet more or less according to said plan.

This conveyance is made subject to the following restrictions: No house or other buildings to be erected on said lots to cost less than twenty-five hundred (\$2500.00) dollars, except that after such house or other buildings have been built, such outbuildings as may be suitable and appurtenant may then be constructed. Said A. F. Hutchinson Land Co. Inc. does not hold itself liable for the enforcement of these restrictions. All buildings must be set back from the street at least fifteen (15) feet.

Meaning and intending hereby to convey the premises acquired by Stanislaus J. Dorval by deed of A. F. Hutchinson Land Co. Inc. dated July 11, 1923, and recorded in the Kennebec County Registry of Deeds in Book 613, Page 282.

Stanislaus J. Dorval conveyed a one-half undivided interest in and to the foregoing parcel of land to Marie Dorval by deed dated April 14, 1952, and recorded in the Kennebec County Registry of Deeds in Book 922, Page 66.

Stanislaus J. Dorval conveyed all his right title and interest to the within described parcel of land to Rosaline M. Lowe as Trustee by deed dated March 20, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2664, Page 298.

PARCEL #2: A certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being lots numbered nine (9) and ten (10) according to a plan of lots at Cool Street Homesites made for the A. F. Hutchinson Land Co., Inc. by Ernest W. Branch, surveyor, dated July 2, 1923, and recorded in the Kennebec County Registry of Deeds in the Portfolio.

Each lot measures about thirty (30) feet on Cool Street, and has a depth of about one hundred (100) feet, containing about three thousand (3,000) square feet, according to said plan.

This conveyance is made subject to the following restrictions: No house or other building to be built on said lots to cost less than twenty-five hundred (\$2500.00) dollars, except that after such house or other building has been built, such out buildings as may be suitable and appurtenant may then be built. All buildings must be set back at least fifteen (15) feet from the street line.

Meaning and intending hereby to convey the premises conveyed to Stanislaus J. Dorval and Hector Dorval by deed of Pierre Marcier dated August 26, 1947, and recorded in the Kennebec County Registry of Deeds in Book 864, Page 555, and by deed of Hector Dorval to Stanislaus J. Dorval by deed dated March 10, 1952, and recorded in Book 906, Page 593.

Stanislaus J. Dorval conveyed a one-half undivided interest to this parcel to Marie Dorval dated April 16, 1952, and recorded in the Kennebec County Registry of Deeds in Book 924, Page 218.

PARCEL #3: A certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being lots numbered forty-two (42), forty-three (43), and fifty-one (51) according to a plan of lots at Cool Street Homesites belonging to the said grantor. Said plan being made by Ernest W. Branch, Civil Engineer, dated July 2, 1923, and recorded in the Portfolio in the Kennebec County Registry of Deeds.

This conveyance is made subject to the following restrictions: No house nor other building to be built or placed on said lots to cost less than twenty-five hundred (\$2500.00) dollars except that after such house has been built, such outbuildings as may be suitable and appurtenant may then be erected. All buildings must be set back at least fifteen (15) feet from the street line. Lot numbered fifty-one (51) is subject to the easement of the Kennebec Water Company as shown on said plan. Said grantor does not hold itself liable for the enforcement of these restrictions.

Meaning and intending hereby to convey the premises acquired by deed of A. F. Hutchinson Land Co. Inc. dated January 21, 1939, and recorded in the Kennebec County Registry of Deeds in Book 750, Page 328.

The Trust Agreement dated March 20, 1934, referred to in the Trustee Deed to Rosaline M. Lowe granted to Rosaline M. Lowe the power to sell after the death of Stanislaus J. Dorval.

Marie Dorval died on March 28, 1980, and by will duly probated in the Probate Court in and for Kennebec County Rosaline M. Lowe was appointed Personal Representative; Stanislaus J. Dorval died on May 14, 1986, and by decree of the Probate Court in and for Kennebec County Rosaline M. Lowe was appointed Personal Representative.

The grantor in her capacity as Personal Representative of the estates of Marie Dorval and Stanislaus Dorval filed as of November , 1987, has given notice by certified mail return receipt requested of this sale and conveyance to all persons succeeding to an interest in the within described properties.

To have and to hold the above granted premises unto the said JOHN E. LAWRENCE and RHODORA S. LAWRENCE, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever. And, she the said Rosaline M. Lowe in her capacity as Trustee and Personal Representative of the estates of Stanislaus J. Dorval and Marie Dorval does hereby covenant to and with the said Grantees, their heirs and assigns forever, that she is the legal Trustee of Stanislaus J. Dorval and the Personal Representative of the estates of Stanislaus J. Dorval and Marie Dorval; that she has the power under the said Trust to sell as aforesaid and in making this conveyance she has complied with the provisions of the aforesaid Trust and has given notice by certified mail return receipt requested of this sale and conveyance to all persons succeeding to an interest in the within described property upon the death of Stanislaus J. Dorval and Marie Dorval.

IN WITNESS WHEREOF, the said ROSALINE M. LOWE in her capacity as Personal Representative and Trustee has caused this instrument to be signed and sealed this 14th day of December, 1987.

Signed, Sealed and Delivered  
in the presence of:

Stephen F. Dubord Rosaline M. Lowe  
Rosaline M. Lowe

STATE OF MAINE  
KENNEBEC, SS.

December 14, 1987

Then personally appeared the above named ROSALINE M. LOWE in her said capacities and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen F. Dubord  
Notary Public

Print Name \_\_\_\_\_

RECEIVED KENNEBEC SS.

1987 DEC 16 AM 9:00

RECORDED FROM ORIGINAL

Stephen F. Dubord  
Attorney at Law  
Notary Public  
My Commission Expires September 4, 1994